

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** February 3, 2016

**Applicant:** Sam Gianukos, Creole Design, for Heloise Ellzey, owner

**Property:** 430 Omar Street, Lot 8, Block 16, Woodland Heights Subdivision. The property includes a historic 1,680 square foot, two-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Contributing Colonial Revival residence, constructed circa 1940, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Raise the existing foundation and replace several non-original windows.

- Raise house 20" (with two 8" blocks and a 4" pad); proposed finished floor height to be 21½"
- Replace three non-original windows with new 6-over-6 divided-lite wood windows to match existing.

See enclosed application materials and detailed project description on p. 5-11 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** -

**Effective:** -



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
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PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO





STAFF PHOTOS

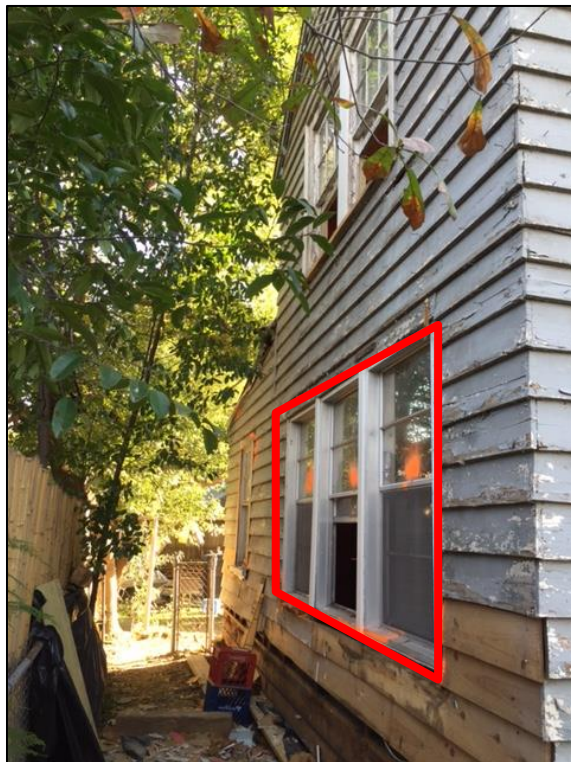




APPLICANT PHOTOS

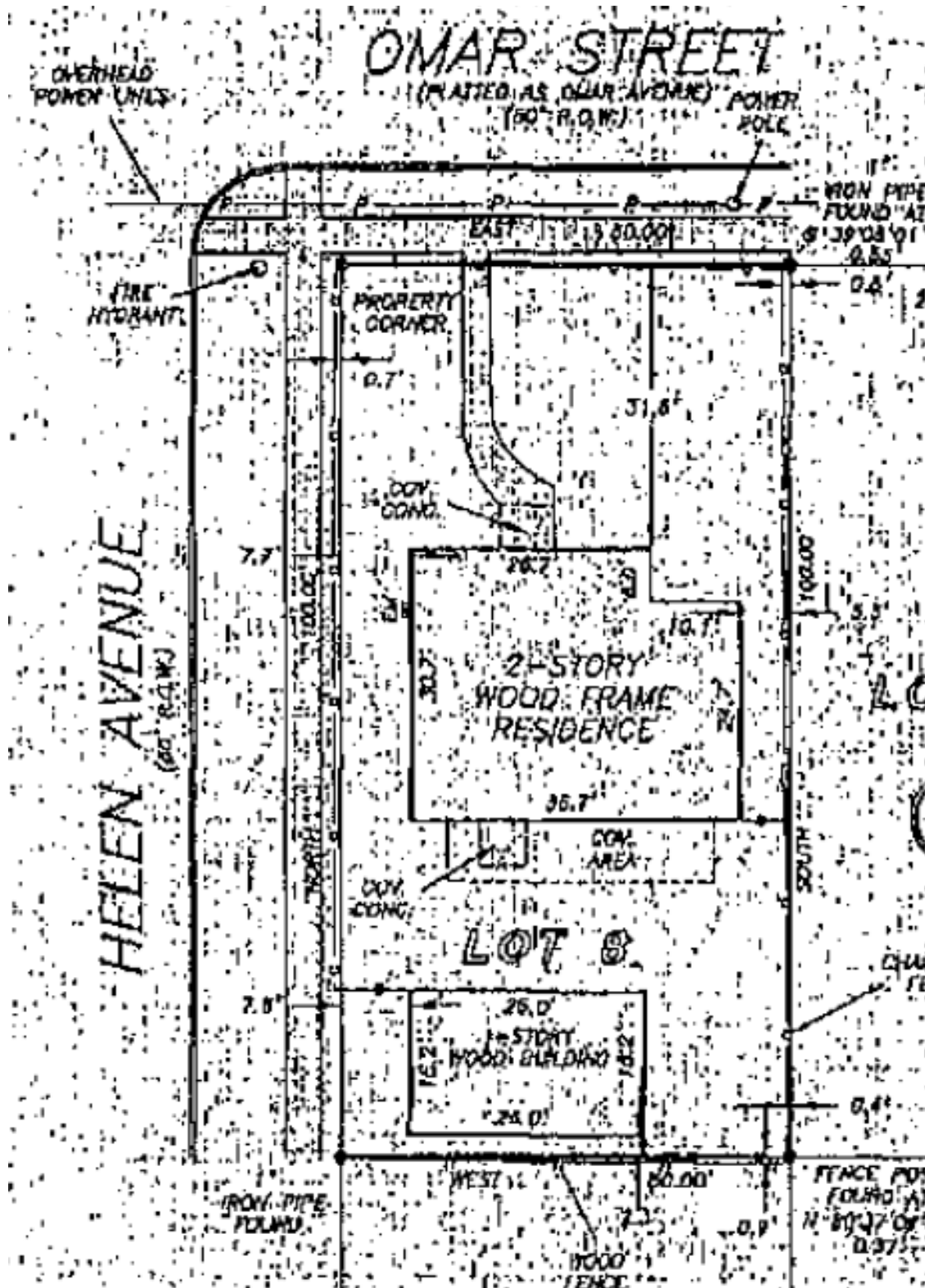


APPLICANT PHOTOS





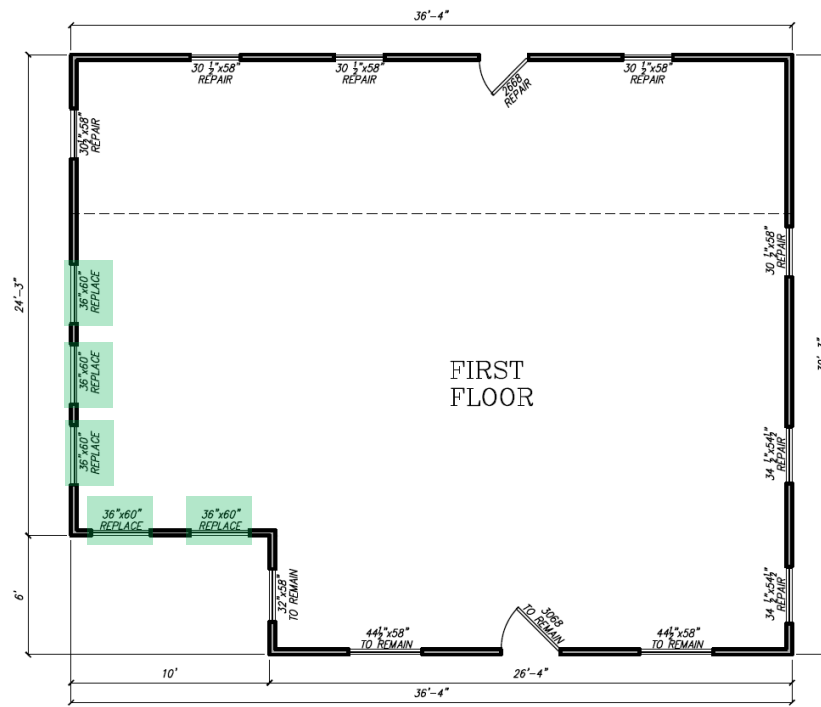
## SITE PLAN





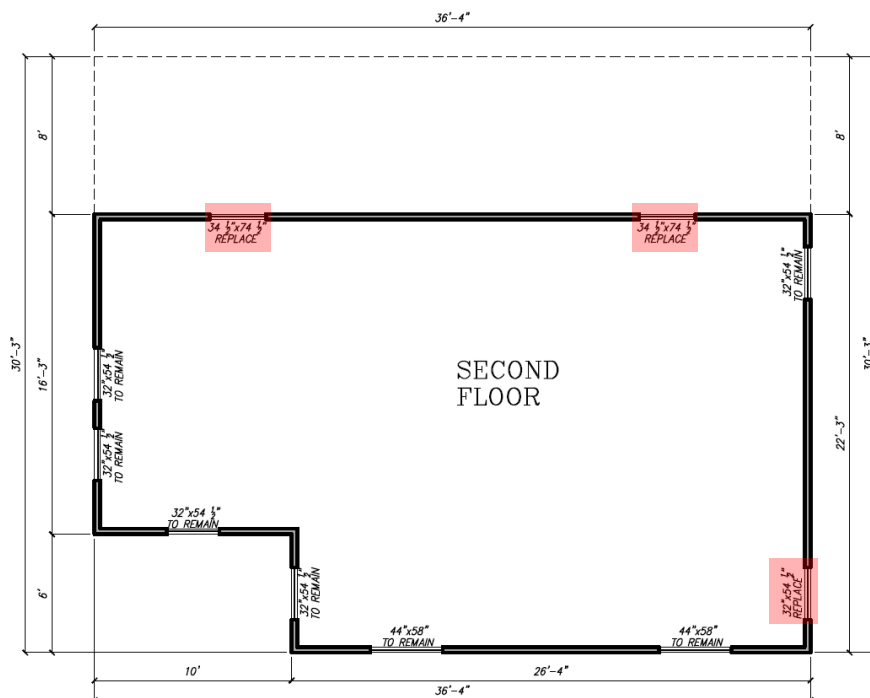
## WINDOW SCHEDULE

## FIRST FLOOR



Not Original  
(To Be Replaced)

## SECOND FLOOR



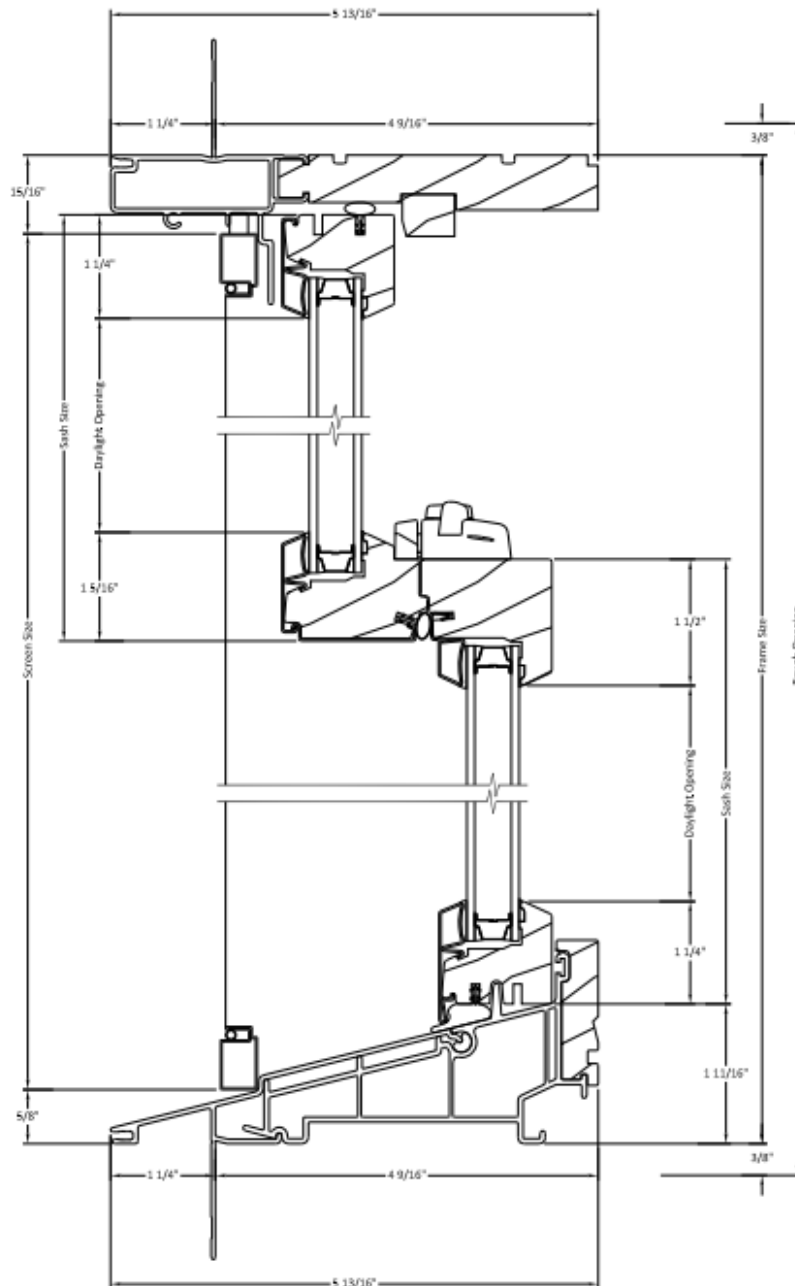
To Be Replaced  
(No Submitted  
Evidence of Damage;  
Not Considered)

WINDOW DETAIL

W-2500 CLAD WINDOWS  
DOUBLE HUNG

DOUBLE HUNG  
VERTICAL SECTION

**JELD-WEN**  
WINDOWS & DOORS





## PROJECT DETAILS

**Shape/Mass:** The existing mass of the house is to remain and will not be altered with the exception of all heights being increased 20" after the house is raised. After the house is raised, the finished floor height will be 21½" above existing grade. The proposed ridge height will be 26'-1"; the eave height will be 17'-2"; the porch ridge height will be 13'-1"; and the porch soffit will be 9'-5". See photos for more detail.

**Setbacks:** All setbacks are to remain and will not be altered.

**Foundation:** The existing foundation features sill beams that are currently resting on the dirt. Preliminary approval was given to temporarily raise the house 8" to inspect foundation condition.

The applicant proposes to permanently raise the house 20" (with two 8" blocks and a 4" pad). After the house is raised, the finished floor height will be 21½" above existing grade. The proposed ridge height will be 26'-1"; the eave height will be 17'-2"; the porch ridge height will be 13'-1"; and the porch soffit will be 9'-5". See photos for more detail.

**Windows/Doors:** The existing structure features 8-over-8 double-hung wood windows on the front of the house and 6-over-6 wood windows on the remainder of the house. Five windows of the northwest corner of the first floor are non-original aluminum replacement windows.

The five non-aluminum replacement windows will be replaced with new double-hung wood windows with a 6-over-6 lite pattern (with exterior muntins). No evidence of damage was submitted with the application for the three windows on the second-story, and therefore staff cannot make an assessment of their condition. These windows are to remain. See drawings, photos, and window details for more information.

**Exterior Materials:** The existing house was previously clad in non-original vinyl siding. The vinyl siding was removed to reveal original wood lap siding.

The original wood lap siding is to remain and will be repaired and restored. See photos for more detail.

**Roof:** The existing roof is to remain and will not be altered.